

AGENDA

COMMITTEE ON BILLS ON SECOND READING

July 06, 2021

**Aldermen Gamache, O'Neil,
Sapienza, Sharonov, Stewart**

5:00 p.m.

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Gamache calls the meeting to order.

2. The Clerk calls the roll.

3. Ordinance amendments:

"An ordinance amending the Zoning Ordinance Chapter 155 of the City of Manchester Code of Ordinances to revise the definition of "family.""

"An ordinance amending the Zoning Ordinance Chapter 155 of the City of Manchester Code of Ordinances to revise the parking requirement for congregate housing."

If the committee so desires, a motion would be in order that the ordinance amendments ought to pass and be referred to the Committee on Accounts, Enrollment and Revenue Administration.

4. If there is no further business, a motion is order to adjourn.



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment


Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director - Building Regulations

Date: June 22, 2021

To: Honorable Board of Mayor and Aldermen

From: Leon L. LaFreniere, AICP 
Director, Planning & Community Development

Subject: Proposed Zoning Ordinance Amendments

Please find attached a proposal to amend the City of Manchester Zoning Ordinance intended to clarify the definition of *Family* as is currently contained in the ordinance. While the application and interpretation of this amended definition would remain consistent with existing language, the addition of new language will serve to further clarify the conditions upon which occupancy of a dwelling unit by unrelated persons is considered a family for purposes of classifying use group category. This proposed language was developed in collaboration with the City Solicitor's Office.

A second amendment is also intended to clarify the existing ordinance; in this case as it pertains to parking requirements for Congregate Housing. The current ordinance provisions require the provision of one parking space for each dwelling unit for independent living and congregate units. This provision has been consistently interpreted to require one parking space for each bedroom in a congregate housing facility. The proposed ordinance amendment would serve to clarify this point by separating congregate housing in the Table of Off-Street Parking Requirements in the same way as it is defined in the Table of Uses. With this amendment the application of the ordinance would remain the same with one parking space required for each bedroom in a congregate housing facility.

Please do not hesitate to contact me with any question you may have regarding this proposal.

City of Manchester New Hampshire

In the year Two Thousand and Twenty One

AN ORDINANCE

“An Ordinance amending the Zoning Ordinance Chapter 155 of the City of Manchester Code of Ordinances to revise the definition of “family”. ”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester as follows:

- I. Amending the Zoning Ordinance, Chapter 155 of the City of Manchester Code of Ordinances as follows:

Note: New text shown ***bold and italicized***. Text to be deleted is shown ~~struck through~~.

Revise Section 3.03 as follows.

~~Family: A group of individuals, whether or not related, living together in a dwelling unit in a structured relationship constituting an organized housekeeping unit.~~

Family: For the purpose of the City of Manchester Zoning Ordinance, the term “family” shall mean:

- A.) One or more adult persons occupying a single unit, living and cooking together as a single housekeeping unit, exclusive of domestic servants, who are related by blood, adoption, marriage, or other domestic relationship recognized by the State of New Hampshire.***
- B.) A number of adult persons not exceeding four (4) living and cooking together as a single housekeeping unit though not related by blood, adoption, marriage or other domestic relationship recognized by the State of New Hampshire, shall constitute a family.***
- C.) Regardless of the definition set forth herein, foster children shall be allowed in accordance with N.H. State Regulations.***
- D.) Roomers, boarders, and other transient guests cannot be considered members of a family for this purpose of this definition.***

SECTION II: Resolve, this ordinance shall take effect upon passage.

City of Manchester New Hampshire

In the year Two Thousand and Twenty One

AN ORDINANCE

“An Ordinance amending the Zoning Ordinance Chapter 155 of the City of Manchester Code of Ordinances to revise the parking requirement for congregate housing. ”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester as follows:

- I. Amending the Zoning Ordinance, Chapter 155 of the City of Manchester Code of Ordinances as follows:

Note: New text shown ***bold and italicized***. Text to be deleted is shown ~~struck through~~.

Revise Section A of Table 10.04 as follows.

10.04 TABLE OF OFF-STREET PARKING REQUIREMENTS

PRINCIPAL USES	UNIT OF MEASUREMENT	MINIMUM PARKING SPACES REQUIRED PER UNIT OF MEASUREMENT
A. RESIDENTIAL		
Single-Family	Dwelling unit	Two (2) [One & one half (1 ½) in the R-3]
Manufactured Housing Unit	Dwelling unit	Two (2)
Duplex or two-family	Dwelling unit	Two (2) [One & one half (1 ½) in the R-3]
Multi-Family	Dwelling unit	Two (2) [One & one half (1 ½) in the R-3 and RDV] (Rev. 11/5/03)
Housing for the Elderly, Congregate Housing , Assisted Living, Supported Residential Care	Dwelling unit	One (1) per dwelling unit for independent living and congregate units ; one half (0.5) per resident for others
Boarding or Rooming House	Guest rooms	One (1)
<i>Congregate Housing</i>	<i>Bedroom</i>	<i>One (1)</i>

SECTION II: Resolve, this ordinance shall take effect upon passage.